

Boxborough Board of Appeals
Meeting Minutes
Town Hall
June 16, 2015

Members present: Tom Gorman (Chair), Kristin Hilberg, Michael Toups, Lonnie Weil, and Karen Warner. Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:25 pm.

Upon motion duly made by Michael and seconded by Tom, it was unanimously voted to approve the minutes of February 24, 2015. Upon motion duly made by Michael and seconded by Tom, it was unanimously voted to approve the minutes of March 3, 2015.

The hearing on the proposed amendment to Special Permit 97-20 34 Mass Ave. was opened at 7:30 pm. Lisa Cote presented her request to be able to amend the Special Permit, asking that she be able to install an additional sign on the ice skating facility identifying the building and various tenants residing there. This sign would not exceed 10 sq. ft.

Kristin suggested that the sign size is inadequate for the needs of the property and the businesses. Lonnie, Tom, and Michael reviewed the sign bylaw and the Board suggested the sign not exceed 50 sq. ft. Tom moved that the Board approve the proposed Special Permit amendment and accept the draft decision with one alteration, replacing "fifty (50) square feet" for "ten (10) square feet" as it appears in the draft. The Board unanimously voted in favor.

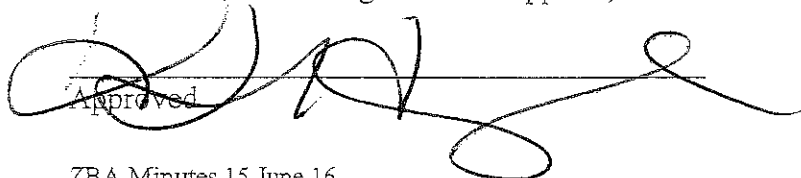
Adam discussed the redundancy of the W-District and the Conservation Commission oversight of wetlands protection. Tom inquired about a need for a "check and balance", an additional safe guard that there is a two-step process to ensure that any decisions protect the wetlands. The Board acknowledged that this redundancy and protection is an additional expense for applicants.

Michael expressed concern that the W-District maps are not up to date. Adam agreed there are discrepancies between the sets of maps. In some locations they do not match up, requiring applicants to go to one or the other board instead of both. Tom asked how often this issue comes up. Adam replied that it happens a few times a year, confusing applicants. Tom expressed that to some degree the ZBA is a rubber stamp to the Conservation Commission decision and the Board has never disagreed with their decisions. The Board agreed to continue the discussion in the future.

The Board discussed a draft BoS policy on banners. Tom and Karen think the language needs to be tightened to prevent private political banners vs. town announcements of elections, public service announcements, etc. Michael inquired about state approval for banners over Rte. 111 / Mass Ave. and appeals of denials. Adam referred to the Building Inspector's memo. The Board also inquired about the length of time a banner can be hung and the height to allow passage of large vehicles like fire trucks.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to adjourn the meeting at 8:35 pm.

On behalf of the Zoning Board of Appeals,


Approved